



208 Marion Street

For Lease

208 Marion Street is a high-traffic neighbourhood strip mall ideally situated in the heart of historic St. Boniface, nestled between Kenny Street and Traverse Avenue. This property features excellent street visibility, prominent signage opportunities, and a convenient front-facing parking lot that enhances accessibility for both customers and staff.

Surrounded by a diverse mix of restaurants, professional offices, and retail businesses, this site offers strong synergy for a wide range of tenants. Its central location makes it a smart choice for businesses looking to tap into an active and well-established commercial area.

Neighbourhood

Set within the culturally rich and walkable community of St. Boniface, 208 Marion Street benefits from its proximity to vibrant residential neighbourhoods like Central St. Boniface, Norwood, and Dufresne. The property is just a few blocks from the Red River and close to key landmarks such as St. Boniface Hospital, Bertrand Arena, and Coronation Park- each contributing to consistent daytime and evening foot traffic.

This area is well served by public transit and offers easy access to downtown Winnipeg, making it a strategic location for both customer-facing businesses and office users. With its unique blend of heritage charm, local energy, and urban convenience, St. Boniface provides the kind of dynamic environment where businesses can thrive.

Building Area: 12,853 Sq Ft

Lease Rates: Please Contact Agent
Address: 208 Marion Street
Parking: Front Facing Lot
Traffic Count: 16,800 Cars Per Day
Utilities: Separately Metered

Property Highlights And Features

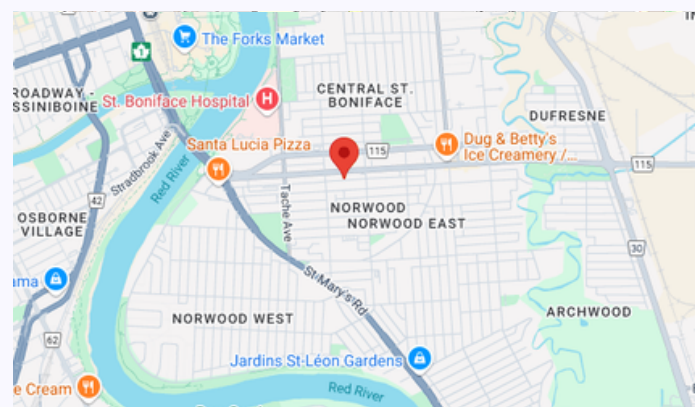
- Building Signage
- Customization
- High Exposure Location
- Mixed Use Space
- Retail Space
- Office Space
- On Major Bus Route
- Professionally Managed
- Pylon Signage

Area Demographics (St. Boniface)

- Population: 46,035
- Average Household Income: \$109,922
- Average Household Net Worth: \$573,114

Nearby Services

- Retail & Shopping
- Dining
- St. Boniface Hospital
- Coronation Park



Encompass Properties

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